



REQUEST FOR MODIFICATION OF STANDARDS IN THE EAST PASADENA- SAN GABRIEL COMMUNITY STANDARDS DISTRICT (CSD)

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Los Angeles County Zoning Ordinance Section 22.44.135 authorizes the Director of Planning to consider requests for modifications of standards in the East Pasadena-San Gabriel Community Standards District if there is no concurrent application requiring a public hearing. Notification is required to property owners and residents within 200 feet of the subject property and to the Homeowner's Association whose boundary includes the subject property. If at least three written requests for a public hearing are received from the public and/or the burden of proof is not met, the application shall be denied. The applicant may then request a public hearing with submittal of the additional hearing fee. If there is a concurrent application requiring a public hearing, only this form and items # 4 and 5 are required with the application fee; the modification request and related permit, land division, etc. will be considered concurrently.

The application for a modification of the standards in the East Pasadena-San Gabriel CSD shall contain the following:

1. One (1) copy of the Zoning and Subdivision Application.
2. One (1) Ownership Map showing properties located within 200 feet of the exterior boundaries of the subject property.
3. One (1) Ownership List and two (2) sets of mailing labels providing mailing addresses of property owners and residents of properties on the ownership map, with one-to-one correspondence, and the mailing address of the Homeowner's Association. One (1) affidavit certifying that this information is correct.
4. Four (4) site plans (24" X 36" size) drawn to scale and one (1) site plan (8.5" X 11" size) indicating: (a) Location, dimension, height and use of all structures on the subject property, (b) Table listing each front yard setback of all residentially-zoned properties on the same side of the street, on the same block, (c) Zoning of adjacent properties, (d) Softscape landscaping.
5. Application fee (make check payable to L.A. County). If a public hearing is requested, then an additional hearing fee and nine copies of the 24" X 36" site plan will be required. Please refer to the latest Fee Schedule for the required fees.

Modification Request and Burden of Proof (If necessary, attach additional pages.)

1. Specify each modification requested.

2. What topographic features, lot design or other conditions justify the modification?

3. Are other nearby properties enjoying modifications similar to what you propose? If so, please list address, relevant setback, height, floor area/lot coverage, etc. and description of the structure involved. Include photos and sketches if necessary.
